

Docket Item #2  
SPECIAL USE PERMIT #2006-0013

Planning Commission Meeting  
May 4, 2006

**ISSUE:** Consideration of a request for a special use permit to increase the seating at a restaurant.

**APPLICANT:** Bread and Chocolate, Inc  
by Theodore Manousakis

**LOCATION:** 611 King Street

**ZONE:** KR/ King Street Urban Retail Zone

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**PLANNING COMMISSION ACTION, MAY 4, 2006:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



**SUP #2006-0013**

**05/04/06**



## I. DISCUSSION

### REQUEST

The applicant, Bread and Chocolate, Inc., requests special use permit approval to increase seating at the restaurant located at 611 King Street.

### SITE DESCRIPTION

The subject property is one lot of record with 21.6 feet of frontage on King Street, 166.5 feet of depth and a total lot area of 3,596.4 square feet. The site is developed with a two-story commercial building and is largely surrounded by retail, restaurant and office uses. The Bread and Chocolate restaurant is located on the west side of King's Jewelry. There is one residential building behind the restaurant in the center of the subject block and approximately three residential buildings that face Cameron Street on the opposite side of the block. An alley runs between the restaurant and the nearby residential buildings. The subject restaurant contains 800 square feet of floor area.



### BACKGROUND

On October 18, 1980, City Council granted Special Use Permit #1352 for the operation of a restaurant that was described as a bakery. On June 18, 1983, City Council granted Special Use Permit #1352-A for the addition of a wholesale business to the existing retail bakery. The business was approved with 45 seats for patrons of the bakery, which sold a variety of baked goods, including croissants, rolls, Viennese pastry, coffee, tea, chocolate and soft drinks.

On October 19, 2002, City Council granted Special Use Permit #2002-0054 for the intensification of an existing restaurant. The restaurant had previously been approved for 45 seats and at the time was proposing an increase by five seats to a total of 50 seats.

On March 15, 2006, staff visited the subject property to determine if the business was in compliance with the conditions of Special Use Permit #2002-0054. Staff found that the business was in violation of condition #16, which states that the applicant shall direct patrons to the availability of parking at nearby public garages and offer a parking subsidy of at least \$1. Staff issued the business a warning and re-visited the business on March 30, 2006 and found that the business was in compliance with condition #16.

PROPOSAL

The current special use permit application requests approval for 70 seats, which is an additional 20 seats from its currently approved special use permit. No other changes are proposed.

PARKING

Pursuant to Section 8-300 of the Zoning Ordinance, there are no parking requirements for restaurants in the Central Business District. According to condition #16, a parking subsidy of at least \$1 is required for patrons, and condition #15 requires employees to park off-street.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR/ King Street Urban Retail zone. Section 6-702(A)(2) of the Zoning Ordinance allows a restaurant and wholesale business in the KR zone only with a special use permit.

The proposed use is consistent with the King Street Retail Strategy chapter of the Master Plan which designates the property for commercial use.

BOARD OF ARCHITECTURAL REVIEW

The subject property is located within the Old and Historic Alexandria District and is under the purview of the Board of Architectural Review (BAR) for any exterior changes visible from the public right-of-way. There does not appear to be any exterior changes to the property visible from the public right-of-way, as part of the application, which would require BAR review. Any future changes, including but not limited to new signage, awnings, or other exterior alterations would require BAR review and approval.

**II. STAFF ANALYSIS**

Staff has no objection to additional seats for the restaurant use located at 611 King Street, which is part of a recent effort by the restaurant to upgrade its service. The King Street Retail Strategy indicates that by 2008, there will be a warranted demand for additional restaurant space along King Street. Given the success of the Bread and Chocolate restaurant, staff finds that the increased seating will be a positive step in maintaining an active commercial area.

The subject restaurant is, in general, not likely to impact residential uses since it faces King Street and is separated from nearby residential buildings by an alley and one office building. Although originally approved as a bakery, the restaurant has operated as a full-service restaurant since the late 1980's.

The restaurant does not have a parking requirement under the Central Business District section of the Zoning Ordinance, however, the restaurant is required by the Old Town Restaurant Policy to address the need for off-street parking. The business serves a combination of local workers,

residents, and tourists who walk to the restaurant from nearby shops and hotels. Staff maintains condition #16 requiring \$1 subsidy for patrons who use area garages. In addition, staff recommends that the applicant participate in any parking program that is formed as a result of the King Street Retail Strategy. The King Street Retail Strategy encourages a number of strategies to address both employee and patron issues including parking subsidies and valet parking. Currently, the program is not in operation, however it is anticipated to be in operation by December 2007.

Parking Management along King Street is a complex issue that affects every business. To alleviate on-street parking and encourage transit use, T&ES is recommending a new condition for all new SUPs on King Street that the applicant provide transit subsidies for employees. While this approach may encourage transit use, it also creates a potentially heavy burden on an individual business owner. The King Street Retail Strategy identifies a number of strategies to consider to improve parking management on King Street as part of a coordinated and comprehensive plan. Until the issues of parking are addressed comprehensively, staff finds that the existing standard conditions are sufficient for individual businesses that require special use permits, particularly this and another small restaurant currently being considered. These standard conditions include: posting information for employees about transit opportunities, and requiring employees that drive to park off the street. The feasibility and effectiveness of transit subsidies could be explored as part of a comprehensive parking management plan as recommended in the King Street Retail Strategy.

Staff has included a condition requiring a review of the restaurant one year after this approval so if there are any problems with its operation, additional conditions may be imposed. With the proposed conditions, staff recommends approval of the subject application.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any other business or entity in which the applicant has a controlling interest. (P&Z)(SUP2002-0054)
2. The applicant shall install an automatic sprinkler system. (Fire) (SUP #1352)
3. **CONDITION AMENDED BY STAFF:** The seating capacity be limited to ~~50~~ 70 indoor seats, as requested by the applicant. (P&Z)(~~T&ES~~)(SUP2002-0054)
4. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)(SUP2002-0054)

5. Condition deleted. (SUP 2002-0054)
6. Trash and garbage shall be place in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)(SUP2002-0054)
7. Live entertainment shall be limited to two acoustic, non-amplified performances by one musician, generally a guitarist or violinist, per week. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. Live entertainment shall be limited to inside the restaurant and is not permitted outside. (P&Z)(SUP2002-0054)
8. No motor vehicle delivery service is permitted. (P&Z)(SUP2002-0054)
9. On-site beer and wine service is permitted; no off-premise alcohol sales are permitted. (P&Z)(SUP2002-0054)
10. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)(SUP2002-0054)
11. The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. daily. (P&Z)(SUP2002-0054)
12. No food, beverages, or other material shall be stored outside. (P&Z)(SUP2002-0054)
13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (P&Z)(SUP2002-0054)
14. No amplified sound shall be audible at the property line. (T&ES)(SUP2002-0054)
15. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)(SUP2002-0054)
16. **CONDITION AMENDED BY STAFF:** ~~The applicant shall direct patrons to the availability of parking at nearby public garages, and shall participate in the Park Alexandria program or an equivalent a parking subsidy program by which the regular parking price is discounted by at least \$1. (P&Z)~~ maintain a parking arrangement with area garages, by which the regular parking price at those garages is discounted

by at least \$1 for customers. The applicant shall post information regarding the availability of parking at those garages for patrons at the restaurant. (P&Z)

17. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (P&Z)(SUP2002-0054)
18. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (P&Z) (Police)
19. **CONDITION AMENDED BY STAFF:** ~~The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed.~~  
The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(SUP2002-0054)
20. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
21. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

22. **CONDITION ADDED BY STAFF:** The applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
23. **CONDITION ADDED BY STAFF:** The applicant shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Study, at least to the extent already required by this SUP with regard to employee and customer parking. (P&Z)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
James Hunt , Urban Planner.

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 None of the additional seats shall be permitted to go outside.
- R-2 The applicant shall provide for transit subsidies to employees.  
*Staff did not include this recommendation as a condition of the SUP. (See Analysis Section)*
- R-3 The applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval.

##### Code Enforcement:

- F-1 The current approved occupant load is 49 persons. The proposed increase in occupant load requires a new Certificate of Occupancy. The applicant shall obtain a new Certificate of Occupancy prior to providing any additional seating.
- C-1 A revised fire prevention code permit is required for the proposed increase in operation.
- C-2 Sufficient toilet rooms must be provided to accommodate the total occupancy load for restaurant staff and the patron seating capacity.

##### Health Department:

- F-1 No Comment

##### Police Department:

- F-1 The Police Department has no objections to the increased seating.

APPLICATION for SPECIAL USE PERMIT # 2006-0013

[must use black ink or type]

PROPERTY LOCATION: 611 King St.

TAX MAP REFERENCE: 074.02 03 09 ZONE: STRA CD

APPLICANT Name: Bread + Chocolate, Inc

Address: 611 King St. Alex. Va 22314

PROPERTY OWNER Name: J.M. Reed Properties

Address: 7722 Northdown Rd., Alex. Va 22308

PROPOSED USE: existing restaurant/retail store

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Bread + Chocolate, Inc.  
Print Name of Applicant or Agent

Theodore Manousakis, Pres  
[Signature]  
Signature

1033 West Glebe Rd.  
Mailing/Street Address

703-549-3700 703-548-0999  
Telephone # Fax #

Alex. Va 22305  
City and State Zip Code

2/1/06  
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser  
☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Theodore Manousakis

Ernst Moser

Katerina Manousakis Irrevocable Trust

Alexandra Manousakis Irrevocable Trust

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☒ Yes. Provide proof of current City business license  
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Bread+Chocolate, Inc. requests an ammendment to the existing sup to provide for 70 seats instead of the presently allowed 50 seats (please see existing and proposed seating plan). We feel that the additional 20 seats would allow us to better serve our customers with less delays and faster turn-over. We have been experiencing more + more <sup>customer</sup> complaints due to the limited seating available even though the <sup>restaurant</sup> space is more than ample for additional seating. Parking will not be significantly impacted since we already participate in the Park Alexandria program. In all other respects Bread+Chocolate, Inc will operate its restaurant at 611 King St. under the conditions of its SUP #2002-0054.

# USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- ☐ a new use requiring a special use permit,
- ☐ a development special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☒ expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

100-200 people per day between 7 a.m. and 9 p.m.

evenly distributed throughout the day except heavier during 12 p.m.-2 p.m. and 7 a.m.-10 a.m.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

depending on customer traffic, we employ from 4 to 8 staff and 2 shifts per day.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

same as  
existing

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

no change  
expected

B. How will the noise from patrons be controlled?

very limited additional noise. At present  
noise problems do not exist

8. Describe any potential odors emanating from the proposed use and plans to control them:

no change

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

none to slight increase in paper

B. How much trash and garbage will be generated by the use?

very small increase, if any because  
the additional seats will accomodate only sit-in  
customers

C. How often will trash be collected?

daily

D. How will you prevent littering on the property, streets and nearby properties?

Our business is mostly sit-down service

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of residents, employees and patrons?

The additional seating will not impact  
on the safety of customers or employees.

#### ALCOHOL SALES

13. Will the proposed use include the sale of beer wine or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

no change from existing sup

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**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

none

- B. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

- C. Where is required parking located? ☐ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? \_\_\_\_\_

- B. How many loading spaces are available for the use? \_\_\_\_\_

- C. Where are off-street loading facilities located? near alley

\_\_\_\_\_

\_\_\_\_\_

Special Use Permit # 2006-0013

D. During what hours of the day do you expect loading/unloading operations to occur?

5 am - 6:30 am

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

once per day

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

none

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be? no changes  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other, please describe: \_\_\_\_\_

# RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 15 At a bar: 5 Total number proposed: 20

*additional  
not*

2. Will the restaurant offer any of the following?

       alcoholic beverages ✓ beer and wine (on-premises) *(no change from present SUP)*  
       beer and wine (off-premises)

3. Please describe the type of food that will be served:

omelets, soups, sandwiches, light fare dishes,  
baked items, breads, beverages, wine

4. The restaurant will offer the following service (check items that apply):

✓ table service ✓ bar /        carry-out        delivery  
*coffee counter*

5. If delivery service is proposed, how many vehicles do you anticipate? no change

Will delivery drivers use their own vehicles?        Yes.        No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? ✓ Yes.        No.

If yes, please describe: on occasion, we have violin or  
guitar for week-end brunch.

(No change from existing SUP)

**SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN**

**CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS  
ADOPTED BY CITY COUNCIL BY RESOLUTION, NOVEMBER 13, 1993**

**Parking**

1. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- A. The parking demand generated by the proposed restaurant.
- B.. The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- C. How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- D. The predicted impact of the restaurant on the parking supply at the evening peak, weekend peak, and daytime peak.
- E. A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

2. Additionally, please answer the following:

- A. What percent of patron parking can be accommodated off-street?  
(check one)

☐ 100%  
☐ 75-99%  
☐ 50-74%  
☐ 1-49%  
☒ No parking can be accommodated off-street

*we participate in  
Park Alexandria program*

- B. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends?  
(check one)

☒ All  
☐ 75-99%  
☐ 50-74%  
☐ 1-49%  
☒ None

*Public parking lot pd. by B+C*

- C. What is the estimated peak evening impact upon neighborhoods?  
(check one)

☒ No parking impact predicted  
☐ Less than 20 additional cars in neighborhood  
☐ 20-40 additional cars  
☐ More than 40 additional cars

**Litter**

The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant. *Bread + Chocolate is not a carry-out service for immediate consumption.*

Alcohol Consumption and Late Night Hours

1. Maximum number of patrons shall be determined by adding the following:

63 Maximum number of patron dining seats  
7 Maximum number of patron bar seats  
 + 0 Maximum number of standing patrons

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70 Maximum number of patrons

2. 8 Maximum number of employees by hour at any one time

3. Hours of operation:  
 (check one)

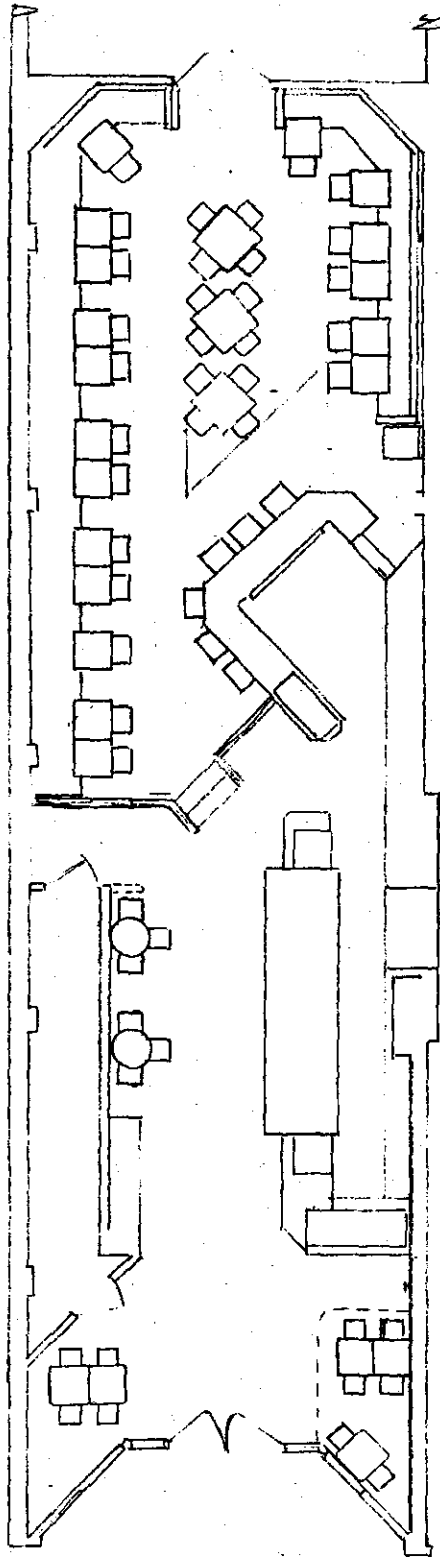
☒ Closes by 8:00 P.M.  
☐ Closes after 8:00 P.M. but by 10:00 P.M.  
☐ Closes after 10:00 P.M. but by Midnight  
☐ Closes after Midnight

[Closing time means when the restaurant is empty of patrons.]

4. Alcohol Consumption:

(Check one)

☐ High ratio of alcohol to food  
☐ Balance between alcohol and food  
☒ Low ratio of alcohol to food



SCALE: 1/8" = 1'-0"

PROPOSED SEATING PLAN



APPLICATION for SPECIAL USE PERMIT # 2006-0013

[must use black ink or type]

PROPERTY LOCATION: 611 King St.

TAX MAP REFERENCE: 074.02 03 09 ZONE: ST20 CD

APPLICANT Name: Bread + Chocolate, Inc

Address: 611 King St. Alex. Va 22314

PROPERTY OWNER Name: T.M. Reed Properties

Address: 7722 Northdown Rd., Alex. Va 22308

PROPOSED USE: existing restaurant/retail store

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Bread + Chocolate, Inc.  
Print Name of Applicant or Agent

Theodore Maniourakis, Pres.  
9777  
Signature

1033 West Glebe Rd.  
Mailing/Street Address

703-549-3700 703-548-0999  
Telephone # Fax #

Alex. Va 22305  
City and State Zip Code

2/1/06  
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 6-0 5/4/06

ACTION - CITY COUNCIL: 5/20/06-City Council approved the PC recommendation 7-0